## 7.5-Acre Dream Property | 3 Living Spaces including Main House, Lodge-Style Home, Shop, Barn & Vista Pavilion

Perfect for Multi-Generational Living, Entertaining, Horse Property, Income Potential, or the Ultimate Outdoorsman's Retreat

This unique and versatile estate spans 7.5 usable, scenic acres and blends craftsmanship, privacy, and adventure. Featuring three separate living spaces—including a warm and welcoming main house, lodge-style second home, a shop with living quarters, a barn with corral, and an insulated Vista Pavilion—this property offers endless possibilities for rural living, hosting, creative endeavors, or passive income.

Main House | 3 Bed, 2 Bath | 3,048 sq ft (2,118 sq ft finished) Comfort meets detail in this inviting single-level home:

- Primary suite with a gorgeous copper soaking tub
- Wood stove adds charm and warmth to the cozy living area
- Reclaimed barnwood trim sourced from the original family ranch
- Concrete countertops, dedicated office, great room, and laundry room
- Covered patio, mature trees, expansive yard, and sand pit ideal for entertaining or relaxing

<u>Lodge-Style Second Home</u> 5 Bed, 3 Bath | 3,014 sq ft Designed for gathering, relaxing, or income-producing rentals:

- Vaulted ceilings and spiral staircase to loft and upper deck
- Great room with wood stove and natural light
- Custom barnwood bar with keg and tap system
- Covered outdoor entertaining space with hot tub
- Fire pit, silo gazebo, and large lawn area great for events, guests, or extended family

## **Shop with Living Quarters** | 28x100 ft

Flexible space for hobbies, work-from-home, or self-sufficiency:

- One-bedroom living quarters with kitchenette, bathroom, family room, and wood stove
- Three-bay shop area, clean room, walk-in cooler, gun room, and workshop
- Built for versatility: agriculture, business, storage, or creative use

## **Vista Pavilion**

Perched on a hill, this fully insulated and finished building captures panoramic views:

- Incredible 360° vistas of sunrises, sunsets, and stars
- Currently used as a recreational shooting area
- Perfect as an artist retreat, yoga studio, cigar room or elevated event space
- Endless potential to make it your own destination on the property

## Horse-Ready Features

- 30x50 Barn with corral for horses or small livestock
- Plenty of space for a future arena, pasture, or round pen
- Currently utilized as a hunting dog kennel with outdoor runs
- A dream setup for equestrian lifestyles or the passionate outdoorsman

